WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

Y-BR-17-513

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven W LaCroix and Shannon LaCroix	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	**095-10-0-076.00**
513 Wanda Drive	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210-3311	**Hoover, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYNE LADD KLAUER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN W LACROIX AND SHANNON LACROIX, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Elm Hill Acres, Section No. II of record in Plat Book 2331, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 120 fronts 80.0 feet on the Easterly side of Wanda Drive and extends back between lines 200.0 feet on the Southerly side and 207.7 feet on the Northerly side to a dead line in the rear on which it measures 70.0 feet.

Being the same property conveyed to John E, Davis and wife, Mary Neil Davis by deed from Elm Hill Homes, Inc. of record in Book 2542, Page 457, Register's Office for said County, dated June 14, 1956. The said John E. Davis died June 30, 2007, and title vested in Mary Nell Davis as surviving tenant by the entirety. The said Mary Nell Davis died testate on August 7, 2015, and the Will was admitted to Probate as Probate No.15P-1548, of record in Probate Court of Davidson County, Tennessee.

Being the same property conveyed to Ryne Ladd Klauer, unmarried by Warranty deed from Edward N. Davis, Executor of the Estate of Mary Nell Davis, a/k/a Mary Nell Davis and a/k/a Mary Nell Denny Davis of record in Instrument No. 20151210-0124366 Register's Office for Davidson County, Tennessee, dated December 8, 2015 and recorded on December 10, 2015.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 68, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 1255, Page 285, Book 2393, Page 277, Book 2442, Page 464, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water Mains of record in Book 2450, Page 247, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20161011-0107324, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **513 Wanda Drive , Nashville, Tennessee 37210-3311**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170014985 DEEDWARR
Recvd: 02/21/17 09:59 2 pgs
Fees:13.00 Taxes:832.50

20170221-0017030

Witness my/our hand(s) this the 15th DAY OF FEBRUARY, 2017.

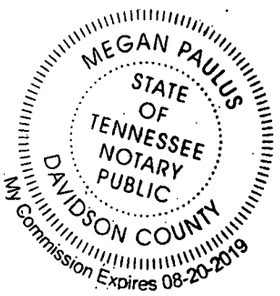
Ryne Ladd Klauer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYNE LADD KLAUER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212